

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
December 22, 2015 – 5:00 PM**

**PRESENT:** Chair Ross Taylor  
Commissioner Ro Wilkinson  
Commissioner Todd Staheli  
Commissioner Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger  
Council Member Joe Bowcutt

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planner II Ray Snyder  
Assistant City Attorney Victoria Hales  
Building & Development Office Supervisor Genna Singh

**EXCUSED:** Commissioner Don Buehner  
Planning & Zoning Manager John Willis  
City Surveyor Todd Jacobsen

**FLAG SALUTE**

Chair Ross Taylor called the meeting to order and asked Commissioner Diane Adams to lead the flag salute at 5:04 PM.

1. **ZONE CHANGES (ZC)** (Public Hearing)

- A. Consider a zone change request to rezone approximately 4.62 acres from A-1 (Agriculture) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) for ‘**The Arbors 2.**’ The property is located at the southeast corner of the intersection at 3589 South and 3000 East Street. The owner and applicant is Development Solutions Group Inc and the representative is Mr. Brad Petersen. Case No. 2015-ZC-036. (Staff Ray Snyder)

Ray Snyder presented the following:

The request is to change from A-1 to R-1-10 on approximately 4.62 acres.

Steve Kamlowksy (Development Solutions) noted the zone change is an extension of the zone north of it. This will add one more row of lots so the road can be completed.

Chair Ross Taylor opened the public hearing.

Josh Taylor – corner of 3580 and 3000 East. We understand development will move forward in the area. Keeping open space as part of a master plan is a good part of planning a community. We moved out to this area because of the open space. We want open spaces in our area and are willing to work with developers for this. This proposal is one of the most used parts of this area where kids ride their bikes up and down the hills. We ask that everyone work together to have open spaces that make sense. A bike part has been in talks and this would be a great area for this. There are many traditional parks across the City but a nontraditional park like how this is used would be great. There is no trail access on this side of town. An open space park would be something the community wants.

Commissioner Nathan Fisher asked if the request is for this particular area or nearby land.

Josh Taylor said nearby not necessary this exact piece.

Commissioner Nathan Fisher replied that staff works hard to strategically space parks around town and a theme based park is something we can ask staff to keep in mind.

Ray Snyder stated Parks Planning would be the City contact for a request like that.

Connie Thornock and David Thornock – my son is one of the bike riders who uses that land. It's sad for us to see this being developed. I would love to see a bike park in the area.

Commissioner Nathan Fisher stated having your input would be beneficial if you could contact staff and request what you would like to see out there.

Ryan Thomas (Development Solutions) explained we have been working with the Parks Department in this area. We are working on getting a park at 3000 and Crimson Ridge. There are also plans for a park at Banded Hills Drive. There are unique rock features at Banded Hills that will remain natural. That would be a park your car and then see the rock features park. We do have no trespassing signs all along 3000. We know that it's used for bikes but that's how development goes.

Becky Bean and son – we live on 3000 and are close to the jumps. My brothers and I have dreaded the day that area would be flattened out. It's perfect out there for us as mountain bikers. If the area is going to change, please keep it as close as you can to the same. It's a great alternative to soccer fields and splash pads. Mountain biking is getting bigger and there is a team here that kids can join. Having more options for St. George kids is a great thing.

Commissioner Nathan Fisher noted it seems that the developer and staff is taking that into consideration and will take note of the requests to design a more natural park.

Dave Gallagher said we moved there because of the proximity to open space. Little Valley growth is exploding. It would be nice to have some thought of leaving open space so it isn't all houses. As you get closer to the mountain the natural formations are beautiful.

Ken Strong – my kids ride on those hills as well and the proximity to the hills is part of why we moved out there as well. I suggest that the City take a step back and look at what we can do before we destroy these hills and build right up to the cliff. We need to set aside some land for open space. I am willing to be part of that conversation. I don't want to stand in the way of development but we're pushing close to that cliff.

Audrey Taylor – my kids ride on the jumps as well. We don't need another City park or slides. There are awesome rolling hills that kids can use. They are exercising and not in front of the TV. All you need here is a picnic table and trash can. The area to be developed will take out all of the jumps the kids play on. This is how my husband and children bond and how my children make friends. They may be trespassing but it's perfect the way it is.

Bright Johnson – Little Valley is a beautiful area and we moved out there because of the open space. I don't want my kids to get in trouble or to just sit and play video games. Setting aside land for open areas is great for the future.

Chair Ross Taylor closed the public hearing.

Commissioner Nathan Fisher explained that Planning Commission listens to what you have to say but there's a dynamic here that may not be understood. There is ground that is owned privately and ground that the City owns. To have a park for the public the City must own it. When privately owned the City does have the

ability to work with the developer to include elements that are publicly related. Your concerns and requests have been heard by staff and the developer and I'm sure the developer will jump at the opportunity to have a more natural park that may save them money.

Chair Ross Taylor said we are living in a growing community and we have to accept some things that we may not care for. The rights of the property owner and wishes of the public have a balance that we all have to work through.

Assistant City Attorney Victoria Hales added that the zone change is in harmony with the general plan. The question for Planning Commission is does it fit in the area and is it compatible with the surrounding area. You may recommend approval, recommend denial, or recommend approval with changes.

Commissioner Todd Staheli agreed that it would be great for staff to work with the public to have natural areas like this available.

Councilman Joe Bowcutt said it's a little late for this proposal but may work in the future.

Commissioner Diane Adams explained we can leave it agricultural or we can recommend something else. However, it is private property and we have to respect the property owners. It is a liability to go on someone else's property and recreate. It becomes an insurance issue. If it stayed agricultural and the owner were to prohibit your access, there is no gain to keeping it as is.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval for item 1A.**

**SECOND: Commissioner Diane Adams**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

- B. Consider a zone change request to rezone approximately 3.614 acres from M&G (Mining & Grazing) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) for '**Brookfield Estates Phase 2.**' The property is located at the logical extension of Shady Springs Drive (beginning at approx. 1069 W Shady Springs drive and extending approx. 420 feet). The owner and applicant is HETTSA Group LLC and the representative is Mr. Steve Hall. Case No. 2015-ZC-038. (Staff John Willis)

Ray Snyder presented the following:

This is between Indian Hills Drive and Dixie Drive. There was a conceptual church site in the Tonaquint Hills master plan but it does not have to be a church site. If approved, the area will become an additional phase of Brookfield Estates to be submitted for the platting process at a later date.

Steve Hall (applicant) – this area was recently annexed. We couldn't bring it in as R-1-10 because annexation defaults as Mining & Grazing.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Ro Wilkinson made a motion to recommend approval of item 1B.**  
**SECOND: Todd Staheli**  
**AYES (6)**  
**Commissioner Ro Wilkinson**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion carries.**

2. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for a one (1) lot residential subdivision development called “**St George Elementary**” The applicant is WCSD (Washington County School District), the applicant is Alpha Engineering, and the representative is Mr. Jared Madsen. The property is zoned RCC (Residential Central City) and is located at approximately 250 East 100 South. Case No. 2015-PP-036. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

This is to create a new elementary school in the downtown area. This parcel will split apart from the City parcel.

**MOTION: Commissioner Julie Hullinger made a motion to approve item 2A**  
**SECOND: Commissioner Nathan Fisher**  
*Assistant City Attorney Victoria Hales noted this has not been reviewed by legal.*  
**Commissioner Julie Hullinger added, subject to legal, to the motion.**  
**AYES (6)**  
**Commissioner Ro Wilkinson**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion carries.**

- B. Consider approval of a preliminary plat for a one (1) lot residential subdivision development called “**Grayhawk Apartments**” The applicant is Grayhawk Apartments at Rivers Edge and the representative is Mr. Rob Reid, Rosenberg Associates. The site is 11.57 acres, is zoned PD-R (Planned Development Residential), and is located at approximately 2200 East Dinosaur Drive. Case No. 2015-PP-037. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

You’ve seen and approved the site plan at the BDCSP stage. We’ve asked them to modify the preliminary plat to show only the boundaries and not the site plan. The request is the revised and not what is in the packet.



**MOTION: Commissioner Todd Staheli made a motion to approve 2B.**

**SECOND: Commissioner Diane Adams**

**Commissioner Todd Staheli added to the motion, subject to legal review.**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

3. **PRELIMINARY PLAT AMENDMENT (PPA)**

Consider approval of a preliminary plat amendment to change eight (8) lots and fourteen (14) pads into twenty-one (21) pads with limited common and common areas. The development is called "**Red Cliffs Park**" The applicant is Red Cliffs Park LLC and the representative is Mr. James Sullivan. The property is on 34.58 acres, is zoned PD-R (Planned Development Residential), and is located at approximately Colorado Drive and 2500 East Street. Case No. 2015-PP-032. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

The overall project area is 34.58 acres. This came before you as a hillside recommendation. There were cul-de-sacs originally but it has been revised through hillside, you, and council to push the road through. It will now all be pads with limited common and common areas. In the hillside there are provisions for smaller roads. A 41' cross section is the minimal standard. That will have 26' of asphalt and curb and gutter on both sides. There is the opportunity to eliminate sidewalk on one side of the road based on the idea that it would reduce the amount of disturbance in the hillside area. They show sidewalks along the pads rather than across the street. Staff and the developer have gone back and forth about which side of the street the sidewalk should be on. They are requesting it be eliminated on one side.

Chair Ross Taylor stated that 13' on each side for vehicular travel is hard to imagine. If a vehicle were to park on the street to visit someone then traffic cannot go both ways. People will park on the sidewalks and it will be tight through there.

Commissioner Todd Staheli added we have some areas in town where residents have to put their trash cans on the sidewalks because it is too tight.

Wes Jenkins explained the ordinance does allow for the reduction because of the limited number of units. Usually a home generates 9-10 vehicle trips in a day. It will be difficult if someone parks there but this is to reduce the impact on the hillside. They have also requested a 20' setback from the roadway. The PD allows for a 5' reduction for the house but the setback would remain at 25' for the garage if the rear setback is increased by 5'. There really is no rear property line because of the common area but staff felt it was a good consideration to get them away from the area that should be undisturbed and it allowed for a public versus private street. The allowance in reduction is per the Planning Commission recommendation to City Council. There is a desert reserve area that drains onto their area. They want to bring that through a common area and leave open space to help mitigate. This is the highest point of the development so the traffic will really be limited to the homes there.

Commissioner Todd Staheli asked which side of the road the sidewalk on Arizona is on.

Wes Jenkins stated the dark lines are sidewalk per staff's recommendation. The applicant would prefer it on the other side of the road.

Assistant City Attorney Victoria Hales agreed there are valid arguments for either side of the road.

Commissioner Nathan Fisher stated a preference for a public street there. An HOA supporting a private street there is unlikely.

Commissioner Diane Adams asked if the drainage is between pads 315 and 316.

Wes Jenkins said that's the current proposal. The drainage study will indicate where that will best go. Areas between pads will be common area.

Commissioner Todd Staheli asked if pad 318 has problems with the open space going towards that lot.

Wes Jenkins said staff will review that at the construction drawing stage.

Assistant City Attorney Victoria Hales counseled that the hillside ordinance is 10-13A-9.I and it states that in order to reduce scarring you may eliminate sidewalk on one side of the road per the finding that it is warranted. There is another legal issue to mention – the PD does allow the front setback reduction for the home down to 20'. You'll need to make the finding because it's a pad so the rear setback isn't quite there so the finding will need to address that the open space in the rear may accommodate that.

James Sullivan (representative) – we're glad to get away from the private roads. Regarding the sidewalk – we do want it on the other side of the road and not by the home. If I lived in one of the homes, I would rather walk in the road than have a kid walking behind me when I back out of my driveway. It makes more sense to us to put the sidewalk opposite the homes.

Chair Ross Taylor said there are almost always cars parked on the sidewalk and you almost have to allow cars to go both ways. Would there be an advantage to having the sidewalk by the home to accommodate parking? The direction you're driving also dictates where you park. Where would someone park if you put the sidewalk by the wash.

Commissioner Todd Staheli asked if there will be a shoulder.

James Sullivan explained that parking will be in the street or landscaping – no shoulder.

Chair Ross Taylor stated minimizing the impact to the hillside is crucial I'm just looking for ideas.

James Sullivan said there's a give and take to road widths. Wider roads are freeways and narrow roads are difficult but slow traffic down.

Commissioner Nathan Fisher asked if the sidewalk is on the outside it's right on the edge, right?

James Sullivan said that is correct.

Assistant City Attorney Victoria Hales noted there is a setback requirement that we may not be meeting regarding the ridge.

Wes Jenkins clarified that it's not a defined ridgeline it's a wash.

James Sullivan added that if the area in Washington develops it would have to be a 90 degree road. Even if developed, residents would most likely use Green Springs Drive.

Assistant City Attorney Victoria Hales counseled that 10-8-5.D.1.a is the reduced setback code section for the 20' front home setback with the 5' additional in the rear.

Commissioner Todd Staheli expressed it's nice to have the sidewalk by the house because come garbage day the trash can is on the street rather than on the sidewalk and it's easier for pick up to have the sidewalk by the home.

Commissioner Ro Wilkinson said it's a small subdivision, I don't see it being encumbered that much either way.

Assistant City Attorney Victoria Hales addressed Planning Commission: you can approve as presented or have staff work with the developer. You don't have to say where the sidewalk is. They're amending the preliminary plat to get the items as discussed and the sidewalk placement can be made at a staff level. The statute allows the reduction in number but doesn't state location. Planning Commission may make the finding to recommend one sidewalk rather than two. Elaborating further than that is up to the Commission.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval of item 3 and find that the reduction down to one sidewalk, based on comments and review, is warranted conditioned on staff's approval of the traffic study for the conditions that exist in this area. By reducing sidewalk to one side it will reduce the amount of hillside disturbance. For the reduction in setback from 25' to 20' for the dwelling units, based on comments presented, recommend approval with the understanding that the rear yard is limited or common area so the increase in 5' rear is not seen but is accomplished by the proposed common area.**

**SECOND: Commissioner Julie Hullinger**

*Assistant City Attorney Victoria Hales noted this will need to be subject to legal review at the FP stage.*

*Commissioner Nathan Fisher—as an aside: I do like the sidewalk on the outside rather than the inside to encourage parking on that side.*

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

4. **FINAL PLATS (FP)**

- A. Consider approval of a final plat for a fifteen (15) lot residential subdivision for “**Carey Lane Subdivision.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located between Tuweap Drive and 2100 West Street at approximately 1900 North. The representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-FP-012. (Staff – Wes Jenkins)

Wes Jenkins presented the item with no comments.

**MOTION: Commissioner Todd Staheli made a motion to approve, subject to legal and authorize chair to sign.**

*Assistant City Attorney Victoria Hales explained this is subject to obtaining a reimbursement agreement.*

**SECOND: Commissioner Diane Adams**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**  
**Motion carries.**

- B. Consider approval of a final plat for a twenty (20) lot residential subdivision for “**Meadow Valley Farms Phase 5.**” The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) and is located at approximately 2420 East and 4040 South (in the Little Valley area). The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-053. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

The erosion hazard line is on this plat and measures to mitigate that have been submitted. They do not need a LOMR. They are required to prepare the study and provide measures to mitigate erosion. Rip rap placement during construction is a mitigation measure. The erosion mitigation here is minimal. The improvements will be installed during the development process.

**MOTION: Commissioner Julie Hullinger made motion to approve and authorize chair to sign.**

**SECOND: Commissioner Todd Staheli**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

5. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment to adjust the lot line between Lots 23 and 24 and also the associated PUE in the “**Gentry Lane Subdivision 2nd Amendment.**” The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) and is located at 2545 East 2960 South Circle (in the Little Valley area). The representative is Mr. Bob Hermandson, Bush and Gudgeon. Case No. 2015-FPA-057. (Staff – Wes Jenkins).

Wes Jenkins presented the following: This is to adjust the lot line between lots 23 and 24 and the utility easements. 23 will enlarge. 24 will be reduced. A home is on 23 and is too close to the property line violating the setback. The line will go west 5’ to fix this error. The easement line will shift as well.

Assistant City Attorney Victoria Hales asked if the lot sizes meet the zone.

Wes Jenkins said staff will verify.

**MOTION: Commissioner Ro Wilkinson made motion to accept item 5 to increase lot 23 and decrease lot 24 and authorize chair to sign.**

**SECOND: Commissioner Diane Adams**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**  
**Motion carries.**

6. **LOT LINE - ADJUSTMENT / SPLIT (LLS/LLA)**

- A. Consider approval of a lot line split (*this is not a part of a final plat*) on residential property to utilize property and allow a home to be built at the rear of the lot. The property is zoned RCC (Residential Central City) and is located at **55 East 200 North Street** (this parcel extends through to 250 North Street). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-LRE-034. (Staff – Wes Jenkins).

Wes Jenkins presented the following: There is a 20' elevation change in the property. They want to split the lot to utilize the northern part of the parcel from the southern part that has an existing home.

Assistant City Attorney Victoria Hales asked if there is a building on the lot line.

Wes Jenkins said he's had to shift that to meet the setback however the setbacks for accessory structures has changed recently.

Councilman Joe Bowcutt said it seems strange to me to not increase the size of the lot to where the hillside ends.

Wes Jenkins said the reason is to have enough lot size to split the northern lot in the future.

Councilman Joe Bowcutt said that elevation change is going to be a problem.

Wes Jenkins agreed it will be difficult to maintain.

Assistant City Attorney Victoria Hales said you can request the lot line be moved. Each person who brings in a development has to prove the drainage works so that will need to be proved. It will need to be illustrated that the property can be drained properly.

Commissioner Nathan Fisher asked if there is access is from 250.

Wes Jenkins said there is.

Assistant City Attorney Victoria Hales asked if the City ROW is being used for the lot size.

Wes Jenkins said no, but they may be able to request to buy some of the ROW because I don't believe the City needs it. 250 is a platted street and he does front a public street.

***\*Commissioner Ro Wilkinson stepped out at 6:45 pm\****

Assistant City Attorney Victoria Hales said they'll have to meet City standards.

**MOTION: Commissioner Julie Hullinger made a motion to approve.**  
**SECOND: Commissioner Diane Adams**  
**AYES (5)**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**Commissioner Todd Staheli**  
**NAYS (0)**

**Motion carries.**

*\*Commissioner Ro Wilkinson returned at 6:48 pm\**

- B. Consider approval of a lot line adjustment on commercial property to adjust the current layout which included one big lot and one small lot, and make them into two lots of more equal size. The property is zoned C-3 (General Commercial) and is located at the northwest corner of **400 East Street and Sunland Drive** intersection (east of 'Furniture Row'). The applicant is Mr. Dale Jones and the representative is Mr. Bob Hermandson, Bush and Guggell. Case No. 2015-LRE-035. (Staff – Wes Jenkins).

Wes Jenkins presented the following: There are 2 lots there now. The owner is trying to make the parcels similar in size to make them more marketable.

**MOTION: Commissioner Diane Adams made a motion to approve.**

**SECOND: Commissioner Todd Staheli**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**Commissioner Julie Hullinger**

**Commissioner Todd Staheli**

**NAYS (0)**

**Motion carries.**

**ADJOURN**

**MOTION: Commissioner Nathan Fisher**

**SECOND: Commissioner Diane Adams**

**Meeting adjourned at 6:49 pm**



**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
December 08, 2015 – 5:00 PM**

**PRESENT:** Chair Ross Taylor  
Commissioner Ro Wilkinson  
Commissioner Todd Staheli  
Commissioner Nathan Fisher  
Commissioner Diane Adams  
Commissioner Julie Hullinger

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planning & Zoning Manager John Willis  
Planner II Ray Snyder  
City Surveyor Todd Jacobsen  
Assistant City Attorney Victoria Hales  
Building & Development Office Supervisor Genna Singh

**EXCUSED:** Commissioner Don Buehner  
Council Member Joe Bowcutt

**FLAG SALUTE**

Chair Ross Taylor called the meeting to order and asked Commissioner Ro Wilkinson to lead the flag salute at 5:01 PM.

1. **ZONE CHANGE (ZC)** (Public Hearing)

Consider a zone change request to change 3.64 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons North**' and to rezone 13 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for '**Boulder Creek Commons South.**' This zone change includes a request for approval of the 'conceptual layouts' (North & South), the written text,' and the 'use list' as submitted for the total area of 16.64 acres. The owner and applicant is Shefco LLC and the representatives are Mike and Steve Sheffield. Case No. 2015-ZC-035. (Staff Ray Snyder)

Ray Snyder presented the following:

Individual projects will need to return as zone change amendments for further review. This is for the conceptual layouts, written text, and use list for both Boulder Creek Commons North and South. There is no specific project at this time. The applicant has submitted a narrative with their proposal. The use list is in the staff report for your review. On the west side there were many edits on the use list that was approved. The unedited list was submitted by the applicant. Staff proposes the edited list for approval.

Commissioner Ro Wilkinson asked about the citizen letter regarding access.

Ray Snyder stated the zone change tonight does not affect that property.

Commissioner Don Buehner asked where the citizen letter's land is.

Ray Snyder said that property is west of the cul-de-sac with frontage on River Road. The sewer issue wouldn't be addressed at a zone change.

Commissioner Ro Wilkinson asked if their property would be eligible for commercial as well.

Ray Snyder replied no, their property is not part of the submittal. That piece remains R-1-10 as well as some land around it.

Chair Ross Taylor asked what the dark lines on the property represent.

Mike Sheffield (applicant) – the dash lines are the previous flood plain lines. Our engineers stated we have to do a new study to officially move that line. As for the parcel not in our zone change – we don't own that parcel. We have discussed options with them to put in utilities and ask them to participate so we're trying to work with them for a solution.

Commissioner Nathan Fisher asked the applicant which use list he would like the Planning Commission to review.

Mike Sheffield replied the list we came down to we are content with. We do want to ensure there is a grocery store listed as a permitted use. We would also like a permitted use of big box store such as a hardware store.

Commissioner Ro Wilkinson asked if there has there been a change in traffic with the Maverik and Jiffy Lube.

Mike Sheffield stated he hasn't noticed a problem.

Chair Ross Taylor reiterated this is a conceptual approval only so any projects would have to come with amendments.

Ray Snyder added they will have to come back with amendments for color boards and elevations and are welcome to amend the use list as well with any future submittals.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Ro Wilkinson made a motion to recommend approval for item 1 for 16.64 acres from R-1-10 to PD-C.**

*Commissioner Nathan Fisher asked which use list is recommended for approval.*

*Assistant City Attorney Victoria Hales added that they'll have to do roadway improvements with the initial phase and cross access for the development, they'll also need a LOMR. Those may all need to be conditions on the zone change. The use list needs to be addressed as well as any other details.*

**Commissioner Ro Wilkinson added counsel's comments and the use list per staff recommendation.**

**SECOND: Commissioner Diane Adams**

**AYES (6)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**NAYS(0)**  
**Motion carries.**

2. **ZONE CHANGE AMENDMENTS (ZCA & ZRA)** (Public Hearing)

- A. Consider a zone change amendment (ZCA) to change the **Desert Canyons Planned Development Master Plan** from PD-8 to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) on 5.96 acres located at approximately Rim Runner Drive and Church Rocks Drive (east of Deserts Edge Phase 1). The owner and applicant is Quality Development LLC and the representative is Mr. Ken Miller, Development Solutions. Case No. 2015-ZCA-034 (Staff - John Willis)

John Willis presented the following:

This is an amendment to the Desert Canyons PD Master Plan. This is neighborhood area 1 in their land use map. The approval is PD-8 per their plan and they are proposing R-1-10. The R-1-10 is less dense than PD-8. The densities and units will remain the same in the PD Master Plan.

Ken Miller (applicant) stated this is a clean up item to match some of the platting and infrastructure there. Staff was concerned with platting over split zones so this is to clean it up so the zone boundary doesn't go through a lot.

Chair Ross Taylor opened the public hearing.

Chair Ross Taylor closed the public hearing.

**MOTION: Commissioner Julie Hullinger made a motion to recommend approval.**  
**SECOND: Commissioner Nathan Fisher**  
**AYES (6)**  
**Commissioner Ro Wilkinson**  
**Commissioner Don Buehner**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**Commissioner Julie Hullinger**  
**NAYS(0)**  
**Motion carries.**

- B. Consider a zoning regulation amendment (ZRA) to Title 10 Zoning Regulations Chapter 8A Traditional Neighborhood District (**TND**). Case No. 2015-ZRA-006 (Staff John Willis)

*(Note: This item is carried over from the 11-24-2015 PC meeting – public hearing already held)*

John Willis presented the following:

This was on the agenda at the last meeting and there were some items we still needed to adjust.

*\*Stacy Young showed a presentation\**

Stacy Young explained that the proposal is meant to turn back the clock to a time where land uses are mixed rather than separated. There are few local examples but the downtown area has some. Rather than the big box world small neighborhood commercial is favored. The design standards are focused on street sections, trees, building scale, etc. Community demographics are part of the research put into this. We are missing "middle housing" such as duplexes and triplexes. It is possible to integrate and transition well from single family to middle housing. We're not sure how the market will accept this but it's something we would like to pilot.

Chair Ross Taylor asked what is unique to this rather than the Meadows or Countryside.

Stacy Young replied the biggest difference is that this neighborhood has more diversity in residence types. The price ranges vary in a project like this as well.

Chair Ross Taylor asked if there would be some commercial as well to provide retail and employment.

Stacy Young said yes, that's a hard part to grapple with this. A community like ours has gone a different route with big box stores on busy roads. It's hard to get the appropriate scale and demand. Will commercial work in the neighborhood scale and do you want the added traffic to the neighborhood? A site specific analysis would be beneficial to projects like this. Creating a focal point like a neighborhood square is something we favor. It's hard to envision how to integrate the commercial.

Commissioner Nathan Fisher stated the purpose of the TND is to get the mixed use not just the residential.

Stacy Young countered it depends on what you mean by TND. If you mean new urbanism like Daybreak there isn't commercial. Traditional neighborhoods like Sugarhouse permits commercial and once the roof tops are there it happens. The commercial evolves over time.

Commissioner Nathan Fisher noted it seems like a grander scale project is needed to get the right project.

Stacy Young replied blended density which is higher than R-1-8 or R-1-10 drives the commercial.

Commissioner Nathan Fisher stated small scale pockets spread out over different areas make sense but the pockets closer to down town make more sense. There's a huge interest in being downtown because everything is there. Pushing this development to the outskirts and simply increasing the density, which can foster more commercial doesn't mean the commercial need is there. Little Valley is an example because there are roof tops but no commercial development.

Stacy Young said if there were increased density there the commercial would work. Commercial need is binary.

Commissioner Don Buehner noted we're talking about a concept here but we're being asked to look at an existing ordinance and change it to something that might be more advantageous for developers to actually use. This ordinance was a lot to take in. I don't understand why each change is proposed but I've looked at them thoroughly. The staff report states there may be another developer who

may utilize the existing ordinance. The TND ordinance exists and the changes seem to make the ordinance lighter and make it easier to use. I am concerned that if we have an ordinance that fits the TND more purely and we're trying to lighten it up, would it make sense to come up with a separate ordinance rather than diluting what we have.

John Willis explained we've had applications made in the past but given the current requirements the projects did not come into fruition. There may be tweaks that will be beneficial.

Chair Ross Taylor noted that what Stacy has done is try to clarify the current ordinance and what should be contained in a TND, what it may contain, and defines them. I'm unsure of what significant changes have been made that may affect a developer to try harder.

Commissioner Don Buehner agreed with Chair Taylor that 80% of the changes are clarification but the rest of the proposal lightens up the ordinance. For example, mixed use throughout the community versus mixed use available.

John Willis said we can discuss the changes and whether or not they make sense.

Commissioner Nathan Fisher noted that softening of the ordinance does stand out. There has been clarification but one prominent way was to create discretion per the Planning Commission. Conceptually the clarifications are good but there's what we see as a TND and then there are the requirements that are being softened. That's great if that's what we want to do. If the TND as it will never happen then let's make it obsolete and write something that fits. Is it feasible? I look at Little Valley and it is what it is because the product there is working which is why there is more and more of the same. I don't want to see us develop an ordinance which softens the current and creates an avenue that allows for high density residential. If that's the goal then we just need to stick with what we have.

Chair Ross Taylor stated this may provide another tool to allow a developer to use a property that might strengthen the community. If it isn't used much or never used it should still be an option. If it's unpopular then it just won't be used but it should at least be there. I see this as working to a point where it's at least feasible.

John Willis explained that the ordinance was originally developed at the same time as the Little Valley master plan and the intention was to have TND in Little Valley and it hasn't happened. Most homes have prominent garages and the TND reverses that and puts the garage in the back and puts the house up closer to the road and allows for the home and porch to be closer. There is a mixture of price points and homes. TND also creates walkability. Cross sections are also important. When there's the separation from street to landscape to sidewalk to property a pedestrian feels safer. TND is focused on creating community.

Commissioner Don Buehner said I would like to see the concept work, but am concerned with taking a name such as TND that has a meaning and tweaking it away from what that should be. I don't want the name to be deceptive to what is understood in the planning community.

John Willis said it does fit as new urbanist.



Commissioner Don Buehner reiterated that softening the TND ordinance to something that is not TND is a concern.

Commissioner Julie Hullinger asked if the ordinance can be lightened and then when applicants come forward conditions can be placed on the proposal.

Commissioner Don Buehner noted areas that were loosened were: natural features required vs natural features preferred, 55% changed to 70%, 40 acres changed to with exceptions, TND variety jobs, shopping VS where appropriate so it's not required. I feel those changes move us away from what a TND is. Another example is major commercial designated before and then no longer needed to designate.

Commissioner Nathan Fisher said my concern with modifying is that we don't see the whole picture. There are terms in here such as 40 acres but with discretion to go down to 15 acres. If it fits in that area that's great; however, that discretion is measured that it is to be consistent with the intent of the TND. If mixed use intent is mixed use but then we drop it to 15 acres and no commercial it isn't the same thing. I think we should start from the ground up. This commission needs to understand the concept of a TND. It seems like a great idea to do it but knowing the real intent is important. We refer to the ordinance as our guideline but there are multiple discretionary items. Everything will be consistent if everything has discretion. It is more likely than not that commercial will not be in this area but would work in an area near commercial areas. If we're going to use this language then we need to build it.

Stacy Young agreed there are problems starting with something you've named and defined and you try to change it. We are proposing the softening because the ordinance is not feasible. Even with these changes the feasibility is marginal. This type of approach allows for evolution so when an area dies there's another option for revitalization. Whether we adopt these changes now or not it does need to change.

Commissioner Don Buehner said I would be more in favor if this had its own designation. I'm opposed to trying to make this work when it is no longer what it is. It needs to be called what we are creating it to be.

***\*Commissioner Julie Hullinger departed at 6:22 pm\****

John Willis suggested that amending the residential guidelines to be allowed in a PD zone may be the best way to handle it.

Commissioner Nathan Fisher agreed. The purpose of the TND is to have the mixed and the applicant is saying it's not feasible. We're talking about a residential project with varying residential product types. A pocket of mixed residential products close to commercial seems to be the goal here. What the applicant wants is residential without commercial.

John Willis added that designating 40 acres to a product that hasn't been tested is also a concern.



Commissioner Nathan Fisher said the developer knows the feasibility so softening the commercial element is valid. I do believe a PD or an entirely different zone would allow for a product the developer is trying to accomplish.

Assistant City Attorney Victoria Hales said that was attempted with the softening of the commercial in this ordinance and you can't pilot this with the required acreage. There are multiple issues in the current code. Commercial areas, as well as open space are both major requirements in the ordinance.

Commissioner Nathan Fisher noted that this product near commercial with no commercial element within itself can work as long as it is near commercial and I don't see the current or proposed meeting that.

John Willis added that the TND has no density limitation where PD does per the master plan.

Commissioner Nathan Fisher stated I don't see the mixed use being accomplished. All I see is a density issue which we can tackle. Does staff want to bring forward a PD or go forward with this?

John Willis replied that is up to the Planning Commission. The density is something we'll really need to address.

Commissioner Nathan Fisher stated that keeping proximity in mind and then density could be discretionary.

**MOTION: Commissioner Nathan Fisher made a motion to recommend that the request is denied as is but suggests that staff develops an amendment to the PD zone with the TND in mind.**

**SECOND: Commissioner Don Buehner**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**NAYS(0)**

**Motion carries.**

### 3. **CONDITIONAL USE PERMITS (CUP)**

- A. Consider a request for a conditional use permit for a **time extension** for an expired conditional use permit to construct a one (1), one hundred foot (100') high co-locatable wireless tower and to construct related multiple equipment enclosure(s). The project is called "**Verizon - UT4 Airplane**" and is located on Riverside Drive (east side of Town Storage) and zoned C-3 (General Commercial) *Note: Previously approved by City Council on August 21, 2014. Case No. 2014-CUP-017 (Staff – Ray Snyder)*

Ray Snyder presented the following:

This CUP was previously approved in August of 2014 and has since expired. The applicant may request an extension. The request is for a one year extension. This site is not within 150' of any residences. The height was approved for 100' previously and co-location is proposed for up to 4

users. They are proposing to also move the pole back 100' which seems better aesthetically. There was a letter submitted explaining why the project has not been started.

Assistant City Attorney Victoria Hales advised that a CUP does run with the land and there are findings previously approved.

**MOTION: Commissioner Don Buehner made a motion to accept item 3a, renewal for the Verizon UT 4 Airplane with the findings previously found, height of 100' max, and the proposed change on the site plan.**

**SECOND: Commissioner Diane Adams**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**NAYS(0)**

**Motion carries.**

- B. Consider a request for a conditional use permit for 1) a proposed "**Natural Gas Regulator Station**," 2) an eight foot (8') high security wall around the site, 3) site development mitigation, 4) landscaping, and 5) roadway improvements to the site. The applicant is "**Questar**" and the representative is Mr. Tim Blackham. The property is located at approximately 2300 South 3210 East and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-CUP-014. (Staff – Ray Snyder).

Ray Snyder presented the following:

Tim Blackham, Will Radford, and Brett Ground are all here representing

This is a 10,000 s.f. lot with a 12x12 building. The height of the building would be 9'. This proposal is in the vicinity of the George Washington Academy. The idea is to have high pressure gas running south into the regulation building to reduce the pressure before being delivered to homes. There needs to be a 25' setback from the front property line for any structure. The fence is proposed as synthetic stone. No comments were received from the public. Walls are limited to 6' in height but cases like this have been allowed the additional height in the past for safety.

Assistant City Attorney Victoria Hales asked if there are other regulator facilities of this type close to schools.

Brett Ground (applicant) explained there is a facility right next to Snow Canyon High School on the NW corner of their property. We respect the concern but we do meet and exceed the standards to make sure it is as safe as possible.

Commissioner Nathan Fisher asked if there is an 8' wall there as well.

Brett Ground says it varies per facility. We prefer having the 8' to the 6' for security.

Chair Ross Taylor noted there is a "future gas heater" on the diagram. What is that and is that an issue?

Will Radford explained when we cut from 700 to 45 pounds the gas gets cold. A heater isn't needed in this area but I reserve the area as a possibility due to changes in volume and temperature. Assistant City Attorney Victoria Hales asked if there is a risk.

Brett Ground said everything holds the potential. A gas line can be dangerous. I do feel comfortable saying it is needed. Putting it on the outskirts would be nice but considering the volume of the area this site is desirable. We've tried to locate the site away from growth and this is as good of a place as we can find.

Commissioner Don Buehner asked how many regulator stations they operate.

Will Radford said there are about 30 in the area.

Commissioner Don Buehner asked how many accidents have occurred in the past 25 years.

Brett Ground said zero. If there's a problem we can shut the gas down from a remote location, it will dissipate and then we will come in to repair. If it catches on fire it can be remotely shut off and will burn away. Natural gas is lighter than air. It dissipates into the atmosphere. Propane or other fuels puddle and have to be cleaned up.

Will Radford added that it's a closed system facility. It's gas going through pipes. All it does is change pressure. Exploding or catching fire is highly unlikely. If the facility were to fail it would over pressurize the system and the result would not be an explosion.

Brett Ground continued that it has to be at a certain consistency to be flammable. This facility is for straight natural gas.

Ken Andrus (citizen) said the property lines and map are my concern.

Tim Blackham stated the address is erroneous and has not yet been assigned.

Assistant City Attorney Victoria Hales explained that there is no address for the property at this time so the approximation is sufficient.

Patrick (George Washington Academy) – we share the concern for safety. We are allowed 1,075 students and I have not had sufficient time to research blast radius. 500' is what I found in a cursory search. Our school is within that 500' distance. I don't want 1000 students affected even in an unlikely event. 3000 East is a busy street during pick up and drop off time. I want to ensure that in the event of an emergency, emergency personnel could access the site.

Commissioner Don Buehner asked if there is an acreage size and you can put it anywhere or is this location chosen for a reason.

Will Radford said there's a radius of service.

Tim Blackham added we are proposing a specific location. George Washington Academy is 530' west of the station property.

Commissioner Ro Wilkinson asked if the entire area is enclosed.

Tim Blackham said absolutely, with no access to the public.

Brett Ground stated our intention is to not touch 3000 East. This is to tie into the 6" line on 3000 East. The impact on traffic would be minimal if any. A rural spot with minimal impact that still accomplishes our goal is the idea.

Assistant City Attorney Victoria Hales counseled this is a CUP that runs with the land and the findings are to be addressed stating the detrimental affects of the CUP are mitigated through the proposal.

**MOTION:** Commissioner Diane Adams made a motion to approve based on staff comments, site plan and elevation as submitted with an 8' wall, the building access be paved, landscaping per 10-25 and a site plan review be submitted for staff approval and that the setbacks meet the zone.

*Assistant City Attorney Victoria Hales asked if the detrimental affects are mitigated.*

Commissioner Diane Adams added that aesthetics they put the fence, safety per discussion with the applicants/representatives that it can be turned off remotely and the traffic mitigated as it is away from 3000 E.

**SECOND:** Commissioner Ro Wilkinson

*Commissioner Nathan Fisher asked if paving is required.*

*Wes Jenkins said staff will have to address that for a utility building. If it were a home it would be straight forward.*

Commissioner Diane Adams continued the motion adding the proposal is to meet the city traffic engineer standards.

**SECOND:** Commissioner Ro Wilkinson

*Brett Ground noted that access will be once or twice a month.*

**AYES (5)**

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

**NAYS(0)**

**Motion carries.**

*\*Meeting break at 7:11 pm\**

*\*Meeting resumed at 7:20 pm\**

4. **HILLSIDE PERMIT (HS)**

Consider a request for a hillside permit to allow for the removal of a hill (*called the "Jones Family Hill"*). This is a request to determine if it is noncontiguous and insignificant. The owner is 'Myron and Helen Jones Trust,' and the representative is Mr. and Mrs. Tovey. The property is located at 1923 South River Road and is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). Case No. 2015-HS-003. (Staff – Ray Snyder)

Ray Snyder presented the following:

The request is to remove a hill with the findings that the hill is noncontiguous and insignificant. The purpose is to remove the hill for future residential development. The hillside review board did support the removal. Staff recommends the hill be removed to a similar elevation of River Road to avoid the creation of view lots. The hill has already been scarred and there is quite a bit of debris

on the property. There will be 200,000 cubic yards of material removed. The existing homes and debris would all be removed. The applicant is asking for 2 years to complete the removal.

Mr. Tovey (applicant) explained the hillside review board said 2 years and we believe we can accomplish it faster than that. There are 5 projects that need fill material now so it would be advantageous to us to act quickly while the demand is there.

Commissioner Don Buehner said I see 1 year with the possibility for an extension.

Mr. Tovey said we're agreeable to that.

Commissioner Nathan Fisher noted that if you're trying to sell the material the timing is problematic. Once the project starts then it should continue.

Commissioner Don Buehner asked if 1 year or 6 months reasonable.

Mr. Tovey explained our motivation is to accomplish this as quickly as possible. We do plan to start on the back side so it is not visible from River Road until the material is almost gone.

Commissioner Don Buehner said 1 year with a possible extension is reasonable.

Chair Ross Taylor stated that is quite a bit of fill. One truck can handle 10 cubic yards. If we push this project to completion in 1 year that's 10 trucks a day. That hill will not come down easily. 18 months would push you but is more feasible than 12 months.

Commissioner Nathan Fisher said we need to balance the feasibility and expectations. I think the fill will be removed as it's sold and that is a concern to me. Once it starts being removed it needs to continually be removed. 2 years to me seems excessive. If he came in with a subdivision it would have to be done in a year.

Commissioner Don Buehner said that would be 54 loads a day considering you work every single day and that's 6-8 loads per hour.

Chair Ross Taylor said that is a lot of traffic and that's not a small hill. Is the 20,000 an estimate?

Mr. Tovey said it was an educated guess per the topography and GPS.

Chair Ross Taylor stated once you start the impact is great.

Commissioner Diane Adams asked how much fill will be taken by the potential 5 projects and if there will be blasting.

Mr. Tovey said they would take the majority. There will be blasting and I've been assured that there shouldn't be a problem.

Wes Jenkins noted that blasting is per the fire department.

Chair Ross Taylor said it will be a benefit to have it removed we just need to put a timeline there.

Ray Snyder added that bonding was brought up and that may be a condition to ensure the project is accomplished.

Assistant City Attorney Victoria Hales stated that can be a condition to have a bond and staff would review the bond amount.

**MOTION: Commissioner Don Buehner made a motion to recommend approval to remove the Jones Family Hill as it is a positive action for the community. The removal will create some impact and the applicant is to obtain grading and other required permits and take measures to keep dust at a minimum, haul material is estimated at 200,000 cubic yards, and the material is to be removed and grading completed in an 18 month period of time, and a performance bond is to be submitted.**

*Assistant City Attorney Victoria Hales asked if the Planning Commission finds the hill to be noncontiguous and insignificant.*

**Commissioner Don Buehner added that the hill is non contiguous and insignificant.**



**SECOND: Commissioner Diane Adams**

*Commissioner Nathan Fisher asked if the requirement is that removal start from the east side of the hill.*

Commissioner Don Buehner added that removal is to start on the east side.

Commissioner Diane Adams agreed to the amendment.

**AYES (5)**

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

**NAYS(0)**

**Motion carries.**

*Discussion on 18 month timeline*

**MOTION:** Commissioner Don Buehner made a motion to amend that the 18 month timeline starts from when the grading permit is pulled and the grading permit is to be pulled within 3 months of approval.

*Mr. Tovey inserted that we have allowed the family time to relocate and move their possessions which is a significant undertaking.*

*Assistant City Attorney Victoria Hales asked if the applicant own the property.*

*Mr. Tovey said no, purchase is per this application. Once the hillside is approved then we'll close on the property.*

*Assistant City Attorney Victoria Hales added that the Planning Commission can condition that the Tovey's must have ownership rights.*

**MOTION:** Commissioner Don Buehner made a motion to amend the motion.

**SECOND: Commissioner Nathan Fisher**

**AYES (5)**

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

**NAYS(0)**

**Motion carries.**

**Amendment:**

**MOTION:** Commissioner Don Buehner made a motion that there shall be a 6 month deadline for the permit to be pulled and 18 months from permit date for hillside removal to be completed and the property must be acquired by the applicant.

**SECOND: Commissioner Diane Adams**

**AYES (5)**

Commissioner Ro Wilkinson



**Commissioner Don Buehner**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**NAYS(0)**  
**Motion carries.**

5. **FINAL PLAT / LOT LINE ADJUSTMENT (LRE)**

Consider approval of an amended residential final plat / lot line adjustment to clean up lot lines that are running through buildings and to better accommodate the existing facilities. The property is zoned PD-C (Planned Development Commercial) and is located at 1380 East Medical Center Drive and surrounding buildings (Dixie Medical Center). The owner is **IHC** and the representative is Mr. Kent Withers, McNeil Engineering. Case No. 2015-LRE-030. (Staff – Wes Jenkins)

Wes Jenkins presented the following: this is to clean up lot lines that ran through buildings. There is a lot line through the hospital and there's another parcel on the west, another on the SE and one on the NE.

**MOTION: Commissioner Ro Wilkinson made a motion to accept item 5.**  
**SECOND: Commissioner Nathan Fisher**  
**AYES (5)**  
**Commissioner Ro Wilkinson**  
**Commissioner Don Buehner**  
**Chair Ross Taylor**  
**Commissioner Nathan Fisher**  
**Commissioner Diane Adams**  
**NAYS(0)**  
**Motion carries.**

6. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat for a three (3) lot commercial subdivision development called "**South Posse Plaza.**" The applicant is QCO LLC and the representative is Mr. Eric McFadden, Premiere Design. The property is zoned C3 (General Commercial) and is located at 1062 West Sunset Boulevard. Case No. 2015-PP-033. (Staff – Wes Jenkins).

Wes Jenkins presented the following: They will need a cross access agreement for all three parcels and there will also need to be a shared parking agreement. There will be private sewer that will also need to be addressed in an agreement. Those will be needed prior to the final plat. There will also need to be an easement for the water line.

**MOTION: Commissioner Nathan Fisher made a motion to recommend approval of 6a**

conditioned on prior to the final plat recording the stated agreements and easement are in place.

**SECOND: Commissioner Don Buehner**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**NAYS(0)**

**Motion carries.**

- B. Consider approval of a preliminary plat for an eight (8) lot residential subdivision development called “**Meadows Edge Phase 2.**” The applicant is DSG Holdings LLC, K & D Family LLC, and KDQD LLC. The representative is Mr. Logan Blake, Development Solutions Group, Inc. The property is zoned RE-20 (Residential Estates 20,000 sq. ft. minimum lot size and is located at 2100 East 3970 South. Case No. 2015-PP-035. (Staff – Wes Jenkins).

Wes Jenkins presented the following:

There is open space in this area as well. The rest is RE-20. There is an existing sewer line with 25’ easement. There are 2 master planned trails as well. The developer will dedicate a portion of the easement to the City so the trails will be on City property rather than in an easement. They will dedicate the 25’ to the City on the north as well for the utility lines. This is in the erosion hazard boundary. They have submitted a study and will need to install the measures needed per the study.

Assistant City Attorney Victoria Hales asked if the plat has two zones.

Wes Jenkins said yes, the far west is open space and the rest is RE-20. The open space will be dedicated to the City. The lot sizes will still meet the zone.

**MOTION: Commissioner Diane Adams made motion to recommend approval subject to the dedication of property to the City for the trails and utilities as outlined in the staff comments.**

**SECOND: Commissioner Ro Wilkinson**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**NAYS(0)**

**Motion carries.**

7. **PRELIMINARY PLAT AMENDMENT (PPA)**

Consider approval of a preliminary plat amendment for a forty-one (41) lot residential subdivision development called **"The Cove at Little Valley."** The applicant is Sullivan Field LLC and the representative is Mr. Paul Blackmore, Blackrock Engineering. The property is primarily zoned R-1-12 (Lots 2 – 40 = approx. 14 acres) with a small portion (Lot 1 = 0.47 ac.) of RE-12.5 and is located on Horseman Park Drive between 2350 East Street and Little Valley Drive. Case No. 2015-PP-034 (Staff – Wes Jenkins).

Wes Jenkins presented the following:

There is a low spot in Little Valley Road that drainage will need to be provided for. Prior to the final plat the drainage will need to go through one of the lot lines. There is an existing power line – an easement to that pole will be needed prior to the final plat. On the west side they have added property. Little Valley Elementary is west of this. The SW lots will front Little Valley Road. They propose that the next two lots are double fronting with the landscape strip and privacy wall. The northern most lot would have the side yard and would be able to maintain the landscaping. Staff is concerned with who will maintain the landscape strip for the two lots. The applicant's concern is that when school starts and ends the traffic congestion there obstructs the two lots and it would be advantageous to put the lots into the cul-de-sac instead. I've looked throughout the City and I have not found one with this problem where traffic would block driveways. This is a unique situation. They would like to amend the plat and allow for the two double fronting lots with the wall and landscape.

Assistant City Attorney Victoria Hales asked for clarification on the lot numbers.

Wes Jenkins said lots 40 and 41 front 2350 and we may require a circular drive so people pull out rather than back up. Lots 16 and 17 are double fronting and lot 39 would front the other road and could maintain its own landscape strip. Lot 39 would have its side yard on 2350.

Assistant City Attorney Victoria Hales said I disagree with the interpretation of the code.

Commissioner Nathan Fisher asked if the City would take care of the landscape strip.

Wes Jenkins said no, they would need an HOA or the school district may take it. The school district would prefer the wall with landscape. They would need to create an HOA or have an agreement with the school.

Paul Blackmore (representative) said the school is all for getting rid of the driveways. We've lost one lot to accomplish this. We think we're making something good for the school and for hydrology. The landscape will be taken care of by an HOA or possibly the school. We discussed with Craig Hammer dedicating the landscape to the school and that is still being worked out.

Commissioner Don Buehner asked if the cul-de-sac is being pushed back.

Paul Blackmore said we've added that land since the last submittal.

Assistant City Attorney Victoria Hales asked if the proposal is for 2 double fronting lots.

Paul Blackmore said lots 16 and 17 will have the fence and landscape strip.

Assistant City Attorney Victoria Hales said I'm not sure that this meets our code requirements.

Commissioner Don Buehner said this is better than fronting 2350.

Paul Blackmore noted we haven't solved the problem completely but we're making it better. Lots 40 and 41 can't connect to our site and need to front 2350.

Chair Ross Taylor asked if lots 40 and 41 will have circular drives.

Paul Blackmore said we're not requiring that.

Commissioner Don Buehner said staff mentioned circular drives for 40 and 41 and I recommend we require that for safety.

Paul Blackmore countered that a side entry garage could also accomplish that.

Chair Ross Taylor stated hammerhead drives concern me. I would prefer a circular drive.

Assistant City Attorney Victoria Hales advised you can condition lots 40 and 41 to be designed for circular drives. I am also concerned that they comply with the double fronting lot fence ordinance for lots 16, 17, and 39.

**MOTION: Commissioner Don Buehner made a motion to recommend approval of item 7 for the Cove at Little Valley conditioned that lots 41 and 40 are designed in such a way that vehicles come out front first rather than backing out and then with review from legal for lots 16 and 17 which are facing the cul-de-sac and the strip of landscape may need to extend through lot 39 and include staff comments.**

*Assistant City Attorney Victoria Hales added the proposal is subject to an easement to Dixie Power and drainage.*

**SECOND: Commissioner Diane Adams**

**AYES (5)**

**Commissioner Ro Wilkinson**

**Commissioner Don Buehner**

**Chair Ross Taylor**

**Commissioner Nathan Fisher**

**Commissioner Diane Adams**

**NAYS(0)**

**Motion carries.**

8. **DETERMINE USE (DU)**

Determine whether a 'Shrimp Farming' business is similar to and in harmony with permitted uses in the M-1 (Industrial) zone. The applicants are Mr. William Matthews and Mr. Reed Noble. Case No. 2015-DU-001. (Staff – John Willis)

Ray Snyder presented the following:

We are determining if the proposal can be a permitted use in the M-1 zone. There is not an identifiable use which fits with shrimp farming. The applicant proposes this be similar to a warehouse use and is in harmony with the zone. Staff sees the request as most similar to a specifically non permitted use. The question is if Planning Commission sees the use as in harmony and similar in nature in the M-1 zone. Based on the narrative provided by the applicant the impact is minimal but if taken on a larger scale there are potential issues that a CUP would best address. There is a submitted narrative from the applicant as well as additional correspondence, internet research by staff, and what some other cities would consider this proposed use as. A potential classification is aqua-culture but is usually seen in an agricultural zone.

John Willis added that other codes do allow for manufacturing zones and agricultural zones per a CUP. This proposal is fairly small but they can scale out to rather large buildings with indoor and

outdoor pools. Keep in mind that what you decide on this small operation may also be allowed on a larger scale if a permitted use. Planning Commission can determine the use is similar and permitted, or can instruct staff to modify the code to add this use to the use list. Staff would prefer amending the code.

William Matthews stated we do have a location in mind at 690 Industrial Road. The warehouse we have in mind would only allow for 2 tanks. The uses approved for the area range from dairies to fertilizers. The impact of this operation is minimal compared to what is already allowed in the zone. Limiting the size is not a deal breaker to us but I don't see that limitation on the other uses. It would be ideal for this to be determined as similar to another listed use. A conditional use is okay but I don't know that that is necessary.

Commissioner Diane Adams asked how the shrimp are delivered.

William Matthews said they are small in a little water box and then they are put in an ice box and delivered. We don't kill them. This is not fish processing. There is no processing and they are not fish and they do not smell.

Commissioner Ro Wilkinson asked how much water is used.

William Matthews explained you fill the tanks and once balanced you never empty them.

Commissioner Ro Wilkinson asked if the shrimp are sold locally or distributed.

William Matthews said we're not going to make a lot of money on two tanks this is a start up so we can do a larger system later somewhere else. Our market is Las Vegas.

Chair Ross Taylor noted we're looking to see if this fits into other uses in the manufacturing zone.

William Matthews added this will be an indoor operation so the shrimp can grow in the dark.

Commissioner Don Buehner said I would like to see you succeed and this would be a great addition to the community. I lean toward this being a permitted use.

Assistant City Attorney Victoria Hales counseled that the M-1 ordinance prohibits poultry killing and dressing. My concern is the end of the statute states processing and treatment of fish is excluded. I disagree with narrowly defining processing. Each shipment or the growth of the shrimp to me is a process. The code does not anticipate this business in the zone. If you feel it is something that can be permitted it can be explored but would require a zone change. Staff would lean toward the code change rather than seeing it as a similar use to an already permitted use.

William Matthews countered there are shrimp processing plants where shrimp are de-veined and de-shelled. There is a clear difference between raising and shipping them rather than processing them. The whole idea behind the fish exclusion was the smell and waste. We deliver the shrimp whole and alive.

Assistant City Attorney Victoria Hales added that raising agriculture in a manufacturing zone is not permitted. Is this farming and is it allowed in the zone? The question is if farming in the City is appropriate?

Commissioner Don Buehner noted that shrimp are not fish.

Assistant City Attorney Victoria Hales explained that when you draft a code you give broad categories. I would infer that fish and shrimp are the same category.



Commissioner Don Buehner stated we see diminishing agriculture in this community and I am concerned that if we're too tight it will continue to diminish. I don't see shrimp fitting with fish. I believe permitting this would still be consistent with excluding fish.

Commissioner Nathan Fisher stated we have to find that it is in harmony and meets the intent of the zone. The objective of M-1 is for warehousing, light manufacturing, fabrication, wholesale, and limited indoor recreational facilities. Then there's the list of uses and whether they are permitted or not. If we find it to be in harmony it is permitted automatically. Many of the listed uses are conditional uses in the manufacturing zone. This proposal does not fit in any of these categories. Then we need to see what it may be similar to. We need to decide if it is similar to and permitted or if this should be a CUP. My concern is that this should be a CUP and not a permitted use.

Commissioner Ro Wilkinson asked about shrimp suicide as mentioned in the applicant's narrative. William Matthews said there is very little waste.

Commissioner Diane Adams asked if you have to run filters or pumps all the time, and what happens with a power outage.

William Matthews said yes and there will be back up generators.

Commissioner Ro Wilkinson asked if the proposal is low maintenance and how many employees are anticipated.

William Matthews explained you check the tanks a few times a day and need to feed the shrimp.

Ray Snyder added that if it's going to be a CUP then we would have to amend the zone and that would go before PC and CC and then if the amendment is approved there would then be a CUP application which also goes to PC and CC.

Commissioner Don Buehner stated that milk products and cheese processing are a permitted use and I lean towards this being as easy as possible.

Commissioner Diane Adams inserted that if permitted it can be put to a large scale.

Commissioner Don Buehner said because of the nature of wholesale I don't see a bigger use being in an M-1 zone. I feel it is self correcting.

Commissioner Nathan Fisher said we need to determine if there are aspects we want to review each time as a CUP or if we want it to be a permitted use.

Ray Snyder added that we have gone away from CUPs by adding requirements in the code such as used car lots.

Commissioner Nathan Fisher stated the zone is really for warehousing and light manufacturing.

Chair Ross Taylor said there's a merit to making it conditional rather than permitted. My thought is that a CUP would give the management responsibility needed.

Commissioner Diane Adams said I could easily support that this is similar to warehousing.

**MOTION: Commissioner Don Buehner made a motion to allow for an amendment to code to allow for shrimp farming and include as a permitted use in the M-1 code.**

*Chair Ross Taylor stated this has to be similar to something.*

**Commissioner Don Buehner added that it is in harmony with the intended uses of the M-1.**

**SECOND: Commissioner Diane Adams**

*Commissioner Nathan Fisher said it has to be considered as similar to existing uses and in*



*harmony of the intent and purpose of the zone.*

**MOTION:** Commissioner Don Buehner amend the motion to state this is similar to dairy processing. Shrimp growing is in harmony with the general idea of the M-1 zone and is similar to existing permitted uses such as the processing of milk products and other warehousing type industries.

**SECOND:** Commissioner Diane Adams

**AYES (4)**

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Diane Adams

**NAYS(1)**

Commissioner Nathan Fisher

**Motion carries.**

9. **DISCUSSIONS**

Discuss current items as required

**ADJOURN**

**MOTION:** Commissioner Ro Wilkinson made a motion to adjourn.

**SECOND:** Commissioner Diane Adams

**Meeting adjourned at 9:25 pm.**

**PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH  
February 02, 2016 – 5:00 PM**

**WORK MEETING**

**PRESENT:** Chair Ross Taylor  
Commissioner Don Buehner  
Commissioner Ro Wilkinson  
Commissioner Nathan Fisher  
Commissioner Julie Hullinger  
Council Member Joe Bowcutt

**CITY STAFF:** Assistant Public Works Director Wes Jenkins  
Planning & Zoning Manager John Willis  
Planner II Ray Snyder  
Assistant City Attorney Victoria Hales  
Building & Development Office Supervisor Genna Singh

**EXCUSED:** Commissioner Todd Staheli  
Commissioner Diane Adams

**FLAG SALUTE**

Chair Ross Taylor called the meeting to order and asked Assistant City Attorney Victoria Hales to lead the flag salute at 5:00 PM.

1. **DISCUSSION ITEM**

Discuss potential revisions to the TND (Traditional Neighborhood District) ordinance and design manual.

Stacy Young and Ryan Thomas

Stacy:

The direction we got was to leave the TND alone and adopt a new ordinance with a different classification. Another idea was that the TND doesn't work and an overlay zone approach may be more appropriate. The 3<sup>rd</sup> idea was to abandon the TND and create a hybrid.

We chose the 3<sup>rd</sup> option for a hybrid. This hybrid allows us to create a flexible ordinance that has certainty. The back bone is form based, rather than use based and Euclidean. Form based is smart code and is an open source code. We borrowed text from the existing St. George TND ordinance as well as parts of ordinances from Salt Lake City and Columbus, Ohio.

Salt Lake has a hybrid zone in some areas and is intended as a best practices ordinance. They have performance elements that they review proposals with and give numerical values to each item. The criteria are given weights and the higher the score of a proposal the more streamlined the proposal

is. We aren't recommending the streamline and weights that is just how they apply it. One of the key points they make about this is that it is not about density it is about design. Salt Lake showed three examples of how the ordinance has been applied.

Assistant City Attorney Victoria Hales noted that as applied it could be very subjective.

Stacy Young said it's not as you get further into the code. We're only going to bring forward the less dense and straight forward ordinance at this time. The more dense issues we'll bring forward in a month or so.

Councilman Joe Bowcutt said the different scenarios all look to be at different price points.

Stacy Young said that is correct. Price point is a factor in the weighted criteria scenario.

Commissioner Nathan Fisher said it's always easier to compare. Without institutional knowledge it's tough to know. When the final proposal comes forward examples would be beneficial.

Assistant City Attorney Victoria Hales said there are ordinances that have photos within the text.

Chair Ross Taylor noted that grading the examples is good. More architectural isn't always more expensive just more creative.

Commissioner Don Buehner asked you're trying to make this scale able, right? So we can quantify applications per the elements.

Stacy Young said yes. We're not proposing the streamlined or point system. We're trying to illustrate form based versus Euclidean.

John Willis explained that Euclidean is the zoning we use now which is designed to separate uses and has become the standard. Many planners are using form based now and moving in that direction. Form is based on the architecture and not so much as to what occurs inside. You can look at a building and not know if it's single family or commercial.

Stacy Young said we're still proposing a use table and other Euclidean elements to tie into the form based to make the hybrid model.

Councilman Joe Bowcutt said the way the zoning is now is easier.

Assistant City Attorney Victoria Hales noted that zones have unintended consequences such as no income diversity in neighborhoods, commuting to commercial, and urban sprawl.

Commissioner Nathan Fisher asked what the popularity of form vs Euclidean or hybrid is.

Stacy Young said many are moving to form based. The form based moves from your downtown out to your limits to create a spectrum.

Commissioner Ro Wilkinson stated that educating the general public is going to be the problem.

John Willis said form based planning is nothing new. It's from studying old cities and walkable communities rather than automobile commuting.

Stacy Young added we're trying to allow for a mix of uses and residence types.

Commissioner Nathan Fisher asked if the text will still address use to a degree.



Stacy Young said it will. This will allow for a range of residence types. The productivity of the ground improves by using this style.

Commissioner Nathan Fisher noted we'll still get resistance from neighbors who don't want a different residence type or use by them.

Assistant City Attorney Victoria Hales advised there are acreage requirements in some of the ordinances so you plan a large area all at once. It's when you're trying to infill where it's a bit more difficult.

Stacy Young explained the idea is to reduce the separation between an R-1-8 \$230,000 lot and a townhome at \$170,000. There is a huge public finance component to bear in mind with all of this. The infrastructure today is greater but the tax base is smaller. Increasing the density increases your tax base and makes the infrastructure more sustainable. You can't simply raise taxes to solve the issue. Traffic does go up with the density but you're adding the commercial element that reduces the traffic impact. Mixing the area up is a great benefit. You can't create commercial through zoning. You can only do it indirectly through your housing policy.

Commissioner Ro Wilkinson said the public needs it but doesn't want it close by.

Stacy Young said starter home, peak housing, and downsizing is also a factor. We'll only be considering NE (Neighborhood Edge) and NG (Neighborhood General) at this time. After that we'll bring in the larger NC (Neighborhood Center) and TC (Town Center). The design manual is the back bone of it and is the graphic element. There is also the text to go with it. There is a table of contents with an overview for each setting. There are sections for cross sections, building design, etc. Chapter 2 would be cross sections. The asphalt for a NE is narrower than a standard R-1 zone. It has a planter area and 10-15' setback.

Assistant City Attorney Victoria Hales asked who maintains the planter.

Stacy Young said an HOA or the property owner depending on the area would maintain it.

Commissioner Nathan Fisher said there would need to be a governing body like an HOA so the City wouldn't have to take on extra landscaping. Organizing an HOA just for landscaping doesn't always work.

Stacy Young said think of this more like downtown so it is part of your front yard.

Commissioner Nathan Fisher noted that if at the end of the day the City is going to have to take it over anyway then we need to factor that into the project.

John Willis added that the cross section doesn't change but where it is designated changes. People drive at a speed they are comfortable with. Reducing the asphalt width with street parking naturally slows traffic down.

Stacy Young said another factor is that the driveways are not backing into the street.

John Willis added that the landscape strips and closer setbacks are human scale and are supposed to increase walkability.

Commissioner Nathan Fisher noted that only works if neighborhood commercial is nearby.

Commissioner Don Buehner added that curved roads also help with traffic – is that part of it?

John Willis said it can be. There are many traffic calming elements.

Stacy Young said that chapter 3 defines how the buildings interact. The NE front is 10-15' setback so the interaction is there.



John Willis noted that current single family zones per St. George City ordinance have a 25' front yard which is really to accommodate a car. For this proposal the houses would be closer and the car would be parked in the back.

Stacy Young added that the side yards are reduced as well. 3.2 covers front yard design. Parking lot frontage was intentionally left out.

Councilman Joe Bowcutt asked if there are alleys in the back.

Stacy Young said they are and the rear yard setback increases.

Commissioner Nathan Fisher said seeing an example of the alleys would be a good idea. Daybreak is one example.

Commissioner Don Buehner said the design element is attractive but I am concerned. Sugarhouse is the best example I can think of like this. They have a traditional neighborhood without a commercial element and part of that is rather run down. Are we taking the Euclidean and improving the design or are we truly moving to form based?

Stacy Young said the NE is more of an R-1-8 substitute but is more walkable. Putting this together is to link this somehow to the general plan. We're trying to make this applicable not only on a zoning scale but at the general plan level. This is more flexible and resilient.

Commissioner Nathan Fisher noted that in Little Valley, if there was more density initially it would have allowed the commercial to succeed but now the commercial has left. So the idea is to create the need for the commercial with your density.

Stacy Young said density is a decent matrix to use. The goal isn't density but a result of the form is that the density increases.

John Willis said the proposal is for transects. We're trying to determine where these transects should lie. That's where the struggle is. The current TND requires all transects on 40 acres where this will allow us to determine which transects to require. We don't want to restrict the NE to just homes when there is a major intersection that makes sense for a commercial node.

Commissioner Don Buehner said there are two ends; one where it's so strict that it cannot succeed and one that is so loose that we don't want to just have a dense neighborhood and nothing else.

John Willis noted that's why we don't want a bunch of subjective items.

Chair Ross Taylor said it has to be concrete enough that everyone can understand it.

John Willis said that's the benefit of the design manual.

Stacy Young said the other important move we've made is that traditional neighborhood isn't based on one project but is City wide.

Commissioner Nathan Fisher said taking this new approach and applying to something that exists is going to be difficult. I think Little Valley is a good area to forecast. Little Valley needs commercial. The neighbors didn't want it but I thought that there were areas that would have been perfect. We're losing the commercial down there and if you continue to increase the density it's going to be difficult.

Chair Ross Taylor said the Southern Parkway is another area to look into.

Commissioner Nathan Fisher said the Southblock area could also be looked at. If you could create transects in the Little Valley area it would be a great visual.

Stacy Young stated we've gone past that point in the Little Valley area.

Councilman Joe Bowcutt noted that City services such as fire and police need to also be factored in. Churches and schools need to be included as well.

Commissioner Don Buehner noted that as long as the distances to commercial is addressed I believe it can solve some of the issues

Stacy Young said that proposals would all be PD zones and have specific written text. We're proposing that this can be used on an infill basis.

Chair Ross Taylor noted that developers would need to do these in phases so we can see the project moving and working cohesively.

Stacy Young said we propose one or more forms can be used, with no acreage minimum requirement, NE is limited to 20 acres so you have to start mixing it up, NG also has limitations. We're trying to limit it so you aren't allowed to do just townhomes.

John Willis said that staff will continue to work with the applicant to bring forward a proposal.

John Willis noted that the next Planning Commission meeting will start as a site visit at 4:00 pm and will be held at 2450 E and 450 N.

**MOTION: Commissioner Ro Wilkinson made a motion to adjourn.**

**SECOND: Commissioner Nathan Fisher**

**Meeting adjourned at 7:00 pm**



# ITEM 6A

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/28/2016

### PRELIMINARY PLAT

Maple Estates Phase 2-4

Case No. 2016-PP-020

**Request:** To approve a preliminary plat for a fifty-eight (58) lot residential subdivision

**Location:** The site is located on the east side of Copper Cliff Drive, formerly 3000 east, and between Banded Hills Drive and Maple Mountain Drive

**Property:** 29.52 acres

**Number of Lots:** 58

**Density:** 2.0 du/ac

**Zoning:** R-1-10

**Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-10  
South – R-1-10  
East – A-1  
West – R-1-10

**General Plan:** LDR (Low Density Residential)

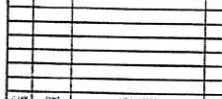
**Applicant:** Development Solutions Group

**Representative:** Steve Kamlowsky

### **Comments:**

1. The proposed lots along Copper Cliff Drive, formerly 3000 East, will be double fronting lots which will require a 10-foot landscape strip and a 6-foot privacy wall. There is significant grade change between these lots and Copper Cliff Drive. The developer is proposing to dedicate a larger landscape strip to the City to take up the change in elevation. The width of the proposed landscape strip will vary in width from approximately 50 feet to 10 feet.
2. Developer is proposing to dedicate areas to the City to allow drainage from the adjacent hillside to drain to the proposed cul-de-sacs.

3. Developer is proposing to dedicate open space area to the City which is not wide enough to be developed.



LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS  
 LAND PLANNING SOLUTIONS GROUP  
 220 East St. George Blvd. Suite 401  
 St. George, UT 84770  
 Office (801) 626-2121  
 www.designandconstruction.org



NAME	6 007 10
AGE	34
DATE OF BIRTH	7/1
1. QUALIFIED BY	SA
2. CHECKED BY	SA
INVEST NO.	15611
FILE	1-440

P-1

1 OF 3 TOTAL

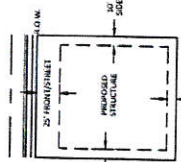
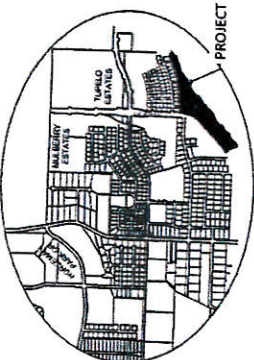
FOR  
MAPLE ESTATES - PHASE 2-A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP  
43 SOUTH, RANGE 15 WEST, S.L.B.&M.

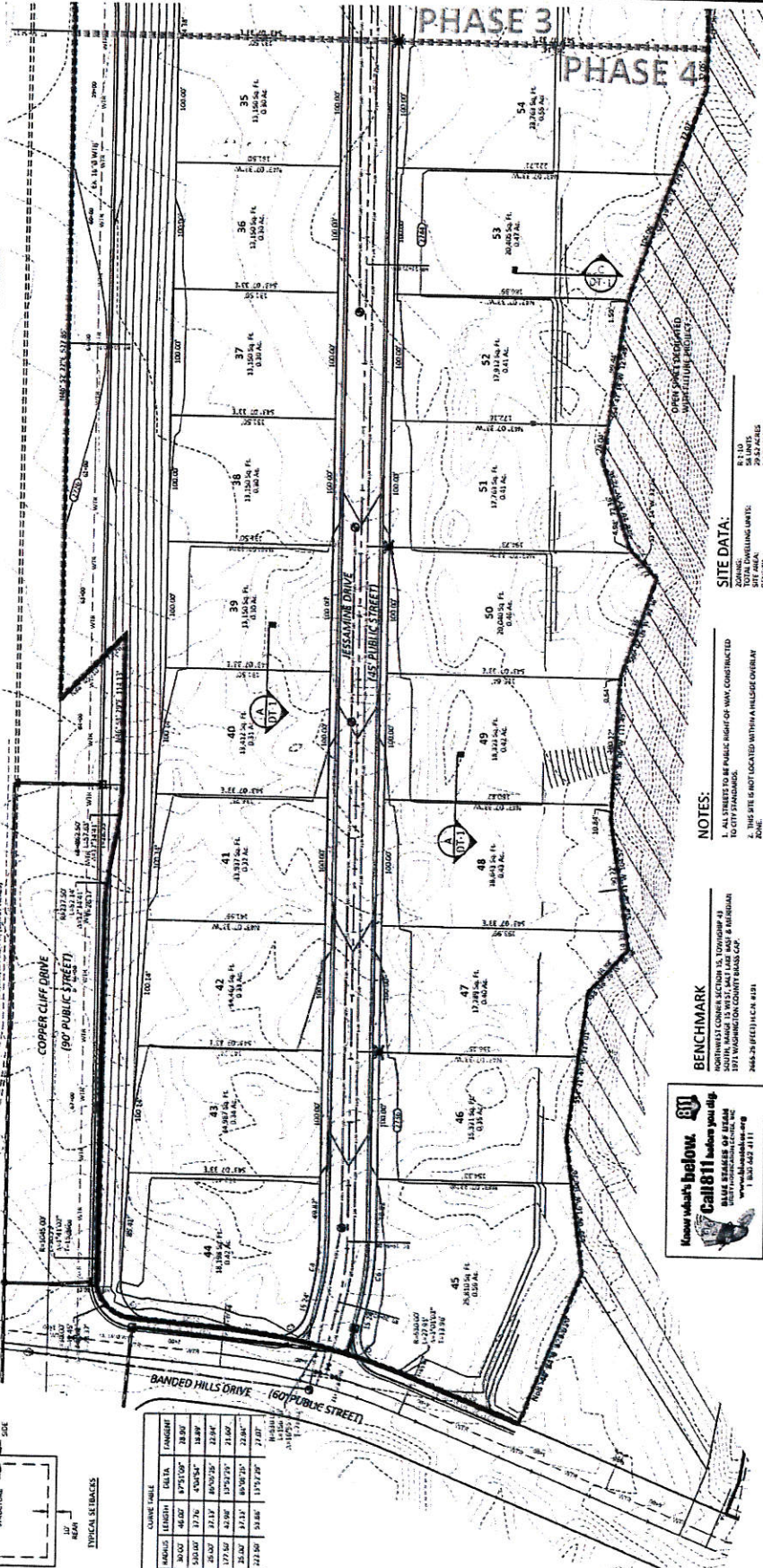
### LEGEND

	SUBVISION BOARDMAN	PROPOSED FIRE HYDRANT
EXISTING CURB & GUTTER	W	W
PROPOSED CURB & GUTTER	W	W
STREET CENTERLINE	W	W
SEWER MANHOLE	W	W
STORM DRAIN MANHOLE	W	W
CATCH BASIN	W	W
PROPOSED WATER LINE	W	W
PROPOSED STORM DRAIN LINE	W	W

**LEGAL DESCRIPTION:**

[illegible]

QUANT. TABLE				
QUANT.	RADIUS	LENGTH	DATA	TARGET
C1	30.00	46.00	8°51'08"	78.50
C2	5.00	17.76	4°00'54"	18.89
C3	25.00	32.13	46°52'25"	22.84
G4	177.50	42.90	30°37'25"	21.60
C5	25.00	17.13	48°50'15"	22.80
G6	441.50	93.86	13°51'20"	27.07



**NOTES:**

ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

## BENCHMARK

2665-25 (FELT) H.C.N. #191

**Know what's below.**  
**Call 811** before you dig.  
 BLUE STAKES OF UTAH  
 UTILITY INFORMATION CENTER, INC.  
 www.bluestakes.org  
 1 800 662 4111







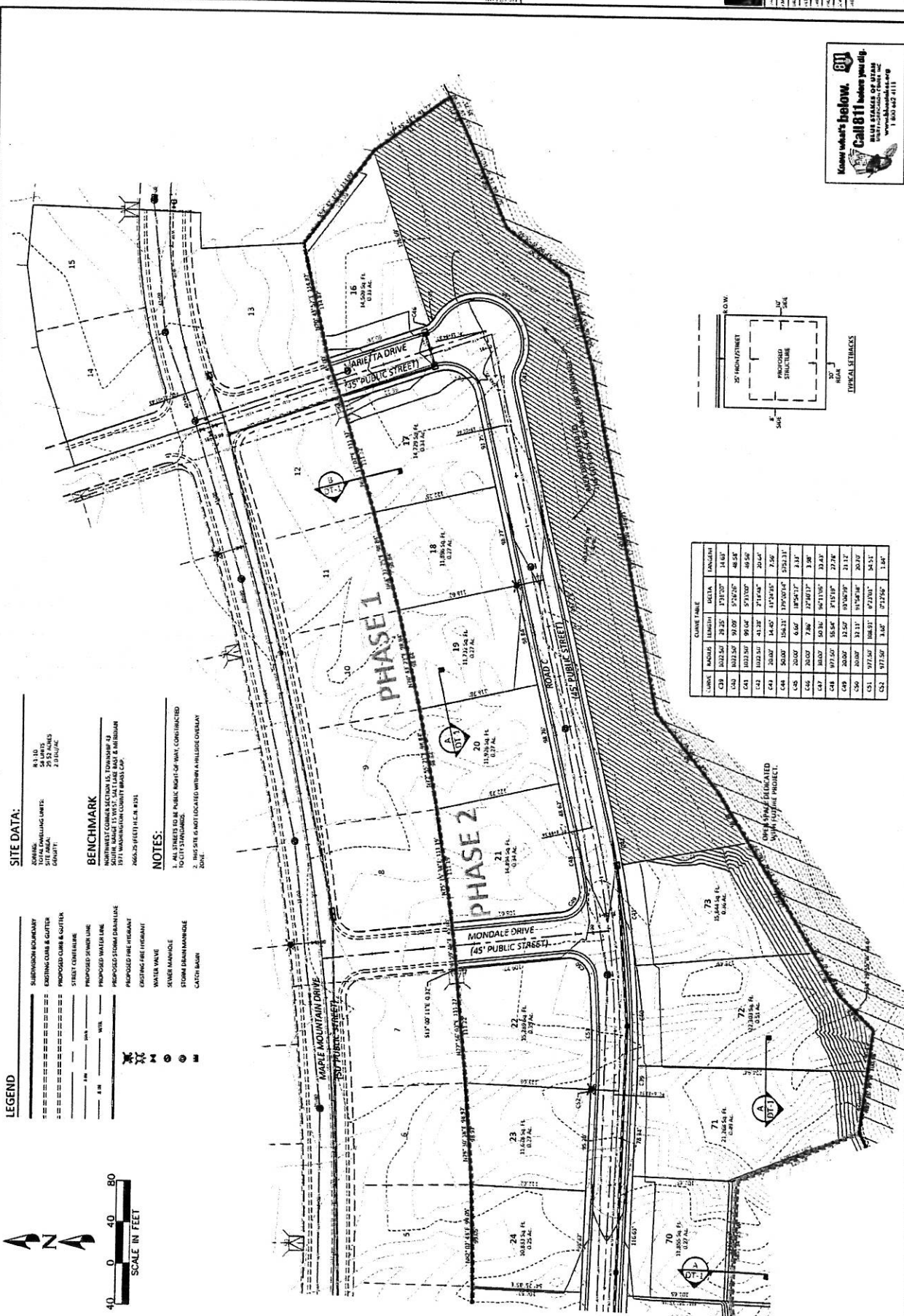
DATE	DESCRIPTION
10/1/10	PRELIMINARY PLAT
10/1/10	PHASE 2-4
10/1/10	LOCATED IN ST. GEORGE, UTAH
10/1/10	MAPLE ESTATES

MAPLE ESTATES  
PHASE 2-4  
LOCATED IN ST. GEORGE, UTAH  
PRELIMINARY PLAT

DEVELOPMENT SOLUTIONS GROUP  
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS  
120 EAST ST. GEORGE BLVD. SUITE 201  
ST. GEORGE, UT 84202  
PHONE (435) 632-1121  
WWW.DSOLUTIONSGROUP.COM

DATE	DESCRIPTION
10/1/10	PRELIMINARY PLAT
10/1/10	PHASE 2-4
10/1/10	LOCATED IN ST. GEORGE, UTAH
10/1/10	MAPLE ESTATES

P-3  
2 OF 9 TOTAL

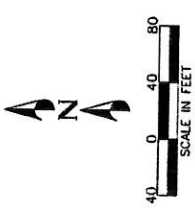


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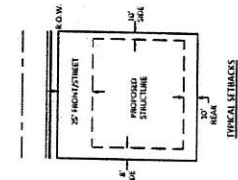
- ZONING: R-1.10
  - UTAH ZONING CODE: 10-1-10
  - DEVELOPMENT: 2.0 ACRE
  - DEVELOPMENT: 2.0 ACRE
- ## BENCHMARK
- NORTHWEST CORNER SECTION 14, TOWNSHIP 14
  - SOUTH, RANGE 15 NORTH, EAST, TOWNSHIP 14
  - 1971 MOUNTAIN COUNTY BRASS CAP
  - 2065.25 (FEET) IN C.R. #21
- ## NOTES:
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONVEYED TO CITY STANDARDS.
  2. THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.

# LEGEND

- SUBDIVISION BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- PROPOSED DRIVE LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAINAGE
- PROPOSED FILL/EROSION
- EXISTING FILL/EROSION
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN



CLUSTER	LENGTH	WIDTH	AREA
C1	100.00	10.00	1,000.00
C2	100.00	10.00	1,000.00
C3	100.00	10.00	1,000.00
C4	100.00	10.00	1,000.00
C5	100.00	10.00	1,000.00
C6	100.00	10.00	1,000.00
C7	100.00	10.00	1,000.00
C8	100.00	10.00	1,000.00
C9	100.00	10.00	1,000.00
C10	100.00	10.00	1,000.00
C11	100.00	10.00	1,000.00
C12	100.00	10.00	1,000.00
C13	100.00	10.00	1,000.00
C14	100.00	10.00	1,000.00
C15	100.00	10.00	1,000.00
C16	100.00	10.00	1,000.00
C17	100.00	10.00	1,000.00
C18	100.00	10.00	1,000.00
C19	100.00	10.00	1,000.00
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C24	100.00	10.00	1,000.00
C25	100.00	10.00	1,000.00
C26	100.00	10.00	1,000.00
C27	100.00	10.00	1,000.00
C28	100.00	10.00	1,000.00
C29	100.00	10.00	1,000.00
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C31	100.00	10.00	1,000.00
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C33	100.00	10.00	1,000.00
C34	100.00	10.00	1,000.00
C35	100.00	10.00	1,000.00
C36	100.00	10.00	1,000.00
C37	100.00	10.00	1,000.00
C38	100.00	10.00	1,000.00
C39	100.00	10.00	1,000.00
C40	100.00	10.00	1,000.00
C41	100.00	10.00	1,000.00
C42	100.00	10.00	1,000.00
C43	100.00	10.00	1,000.00
C44	100.00	10.00	1,000.00
C45	100.00	10.00	1,000.00
C46	100.00	10.00	1,000.00
C47	100.00	10.00	1,000.00
C48	100.00	10.00	1,000.00
C49	100.00	10.00	1,000.00
C50	100.00	10.00	1,000.00
C51	100.00	10.00	1,000.00
C52	100.00	10.00	1,000.00





DATE	10/1/10
BY	D.L.G.
CHECKED BY	
PROJECT NO.	10791
SHEET NO.	1

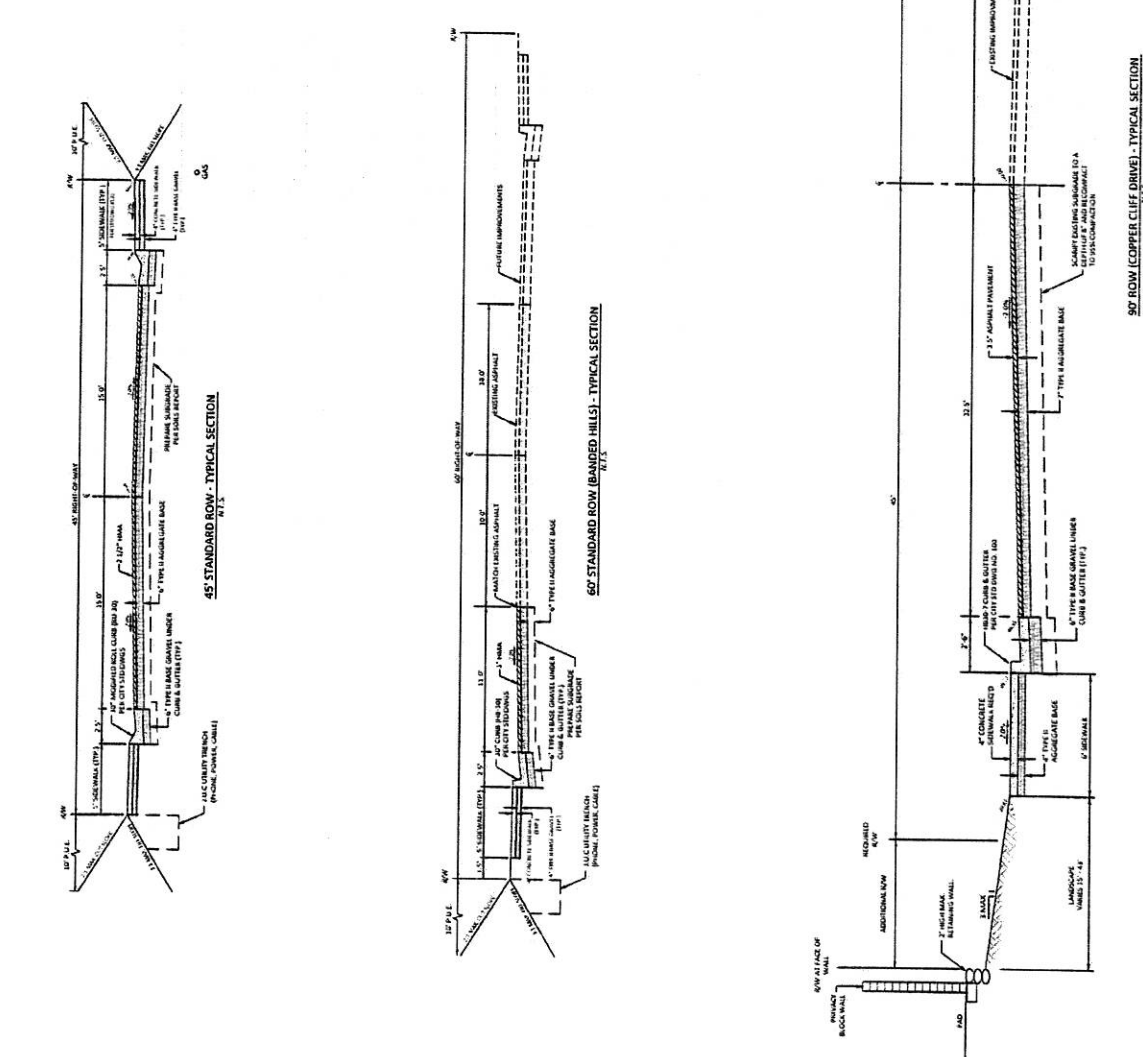
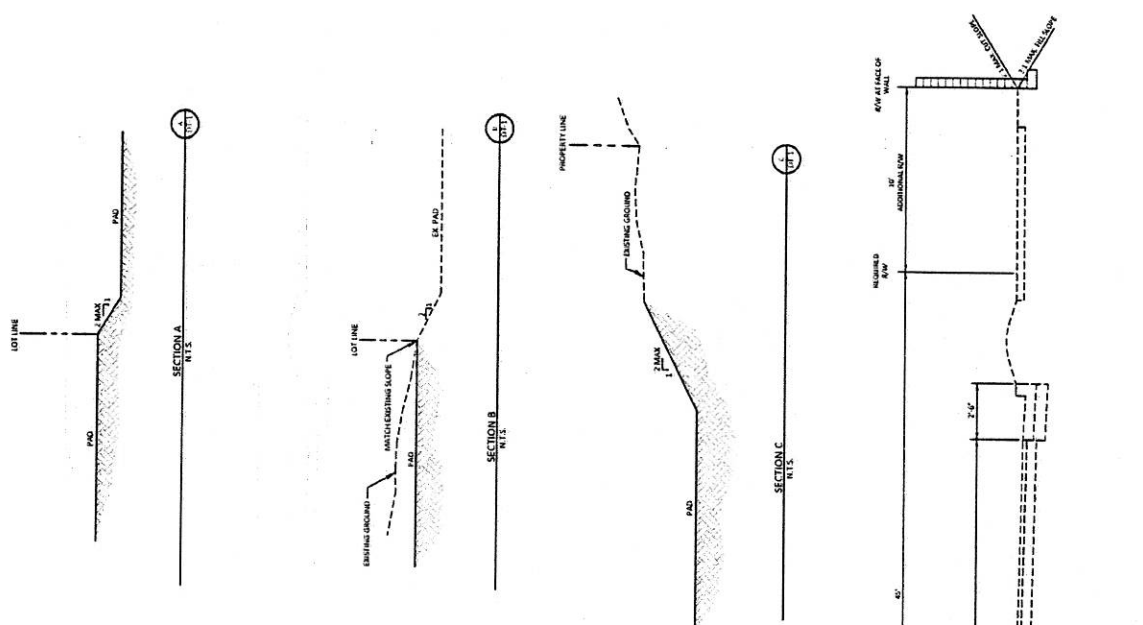
MAPLE ESTATES  
PHASE 2-4  
LOCATED IN ST. GEORGE, UTAH  
SECTIONS & DETAILS

DEVELOPMENT SOLUTIONS GROUP  
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS  
120 East 75, George Blvd. Suite 201  
St. George, UT 84790  
Office (435) 624-2121  
Fax (435) 624-2122  
www.ds-engineers.com



DATE	10/1/10
BY	D.L.G.
CHECKED BY	
PROJECT NO.	10791
SHEET NO.	1

DT-1  
3 OF 3 TOTAL





## ITEM 6B

### Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/28/2016

#### PRELIMINARY PLAT

The Arbors Phases 1-5

Case No. 2016-PP-018

**Request:** To approve a preliminary plat for a seventy (70) lot residential subdivision

**Location:** The site is located between Little Valley Road and 3000 East at the northeast corner of the intersection of Little Valley Road and Horseman Park Drive

**Property:** 29.62 acres

**Number of Lots:** 70

**Density:** 2.4 du/ac

**Zoning:** R-1-12

**Adjacent zones:** This plat is surrounded by the following zones:  
North – R-1-12  
South – A-1, RE-20, and R-1-12  
East – A-1  
West – RE-12.5

**General Plan:** LDR (Low Density Residential)

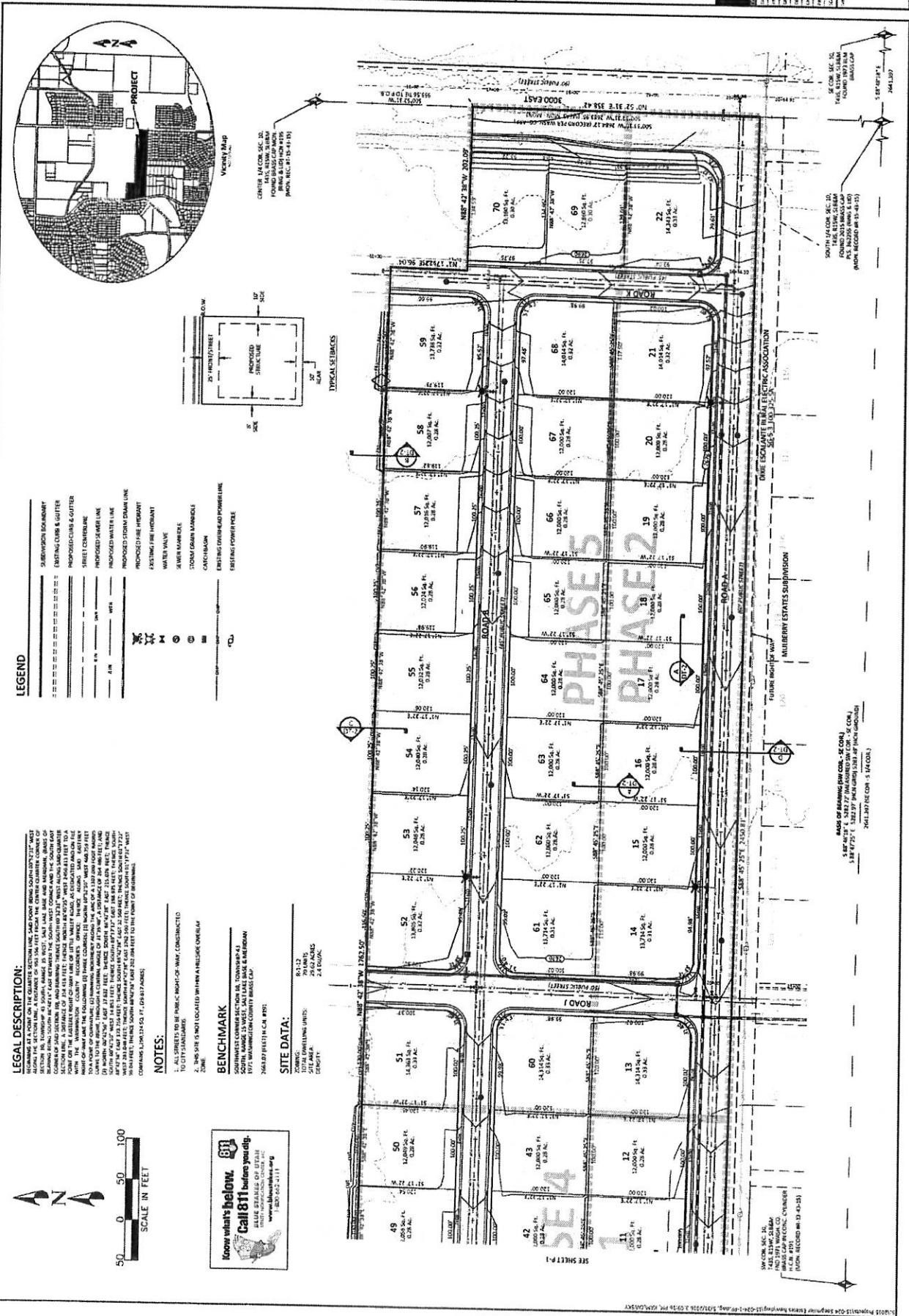
**Applicant:** Development Solutions Group

**Representative:** Steve Kamlowsky

#### **Comments:**

1. The developer is proposing double fronting lots along Little Valley Road which will require a 10-foot landscape strip and a 6-foot high privacy wall. Developer will also have double fronting lots along 3000 East which will also require the 10-foot landscape strip and 6-foot high privacy wall.
2. Lot 1 will be a double fronting lot along 3000 East and will require a 10-foot landscape strip and privacy wall along 3000 East.
3. The City has a master planned equestrian trail along the south side of Road A, Horseman Park Drive, and along Little Valley Road.







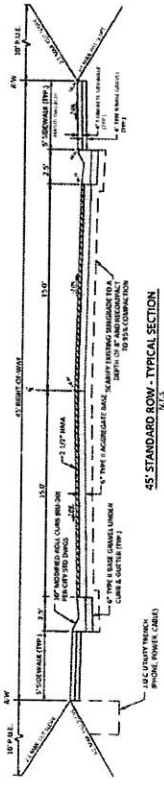
NO.	DESCRIPTION	DATE	APPROVED
1	DESIGN	12/31/2024	[Signature]
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

THE ARBORS  
PHASE 1  
LOCATED IN ST. GEORGE, UTAH  
SECTIONS AND DETAILS

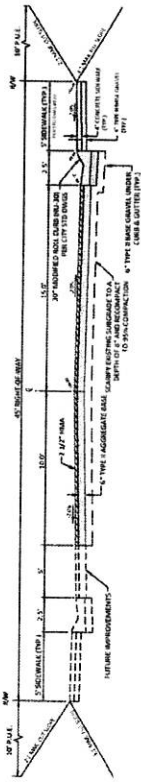
PROJECT NAME: THE ARBORS PHASE 1  
CLIENT: [Redacted]  
DESIGNER: [Redacted]  
DATE: 12/31/2024  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 4

NO.	DESCRIPTION	DATE	APPROVED
1	DESIGN	12/31/2024	[Signature]
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

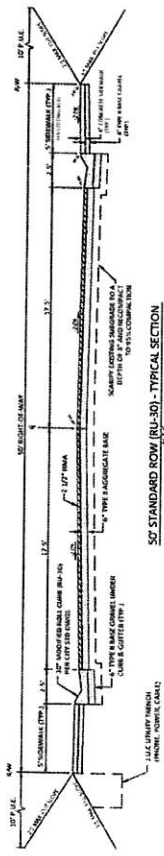
DT-1  
3 OF 4 TOTAL



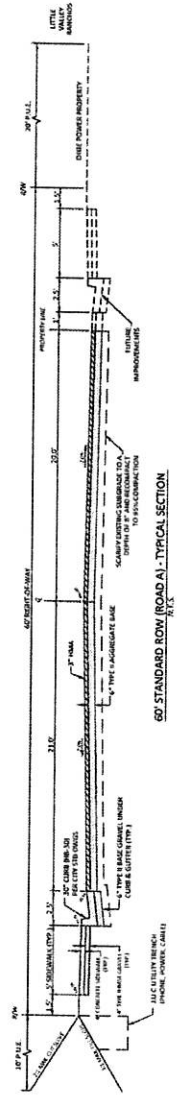
45' STANDARD ROW - TYPICAL SECTION  
N.T.S.



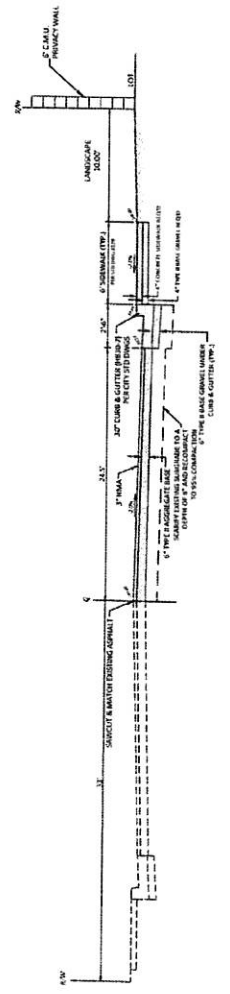
45' ROW - ROAD H - STA 2+55.92-5+38 / ROAD K - STA 12+19.97-13+15.72  
N.T.S.



50' STANDARD ROW (BU-30) - TYPICAL SECTION  
N.T.S.

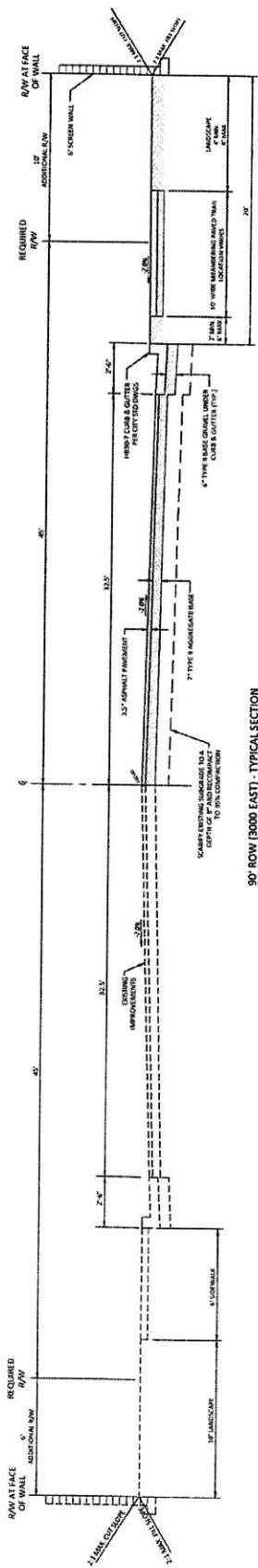


60' STANDARD ROW (ROAD A) - TYPICAL SECTION  
N.T.S.

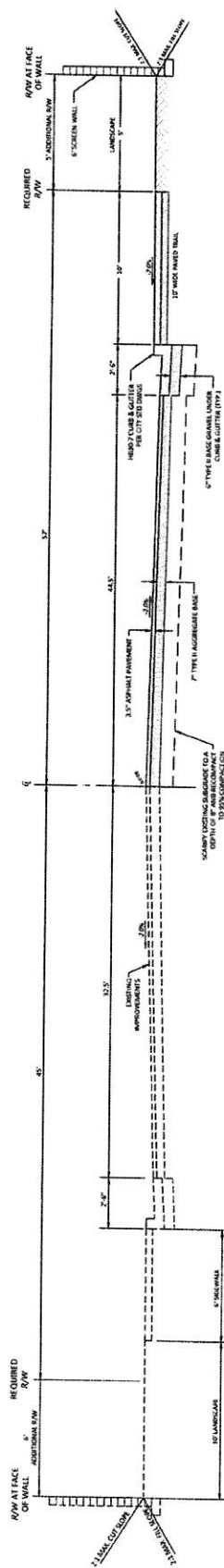


66' ROW - TYPICAL SECTION (LITTLE VALLEY ROAD)  
N.T.S.

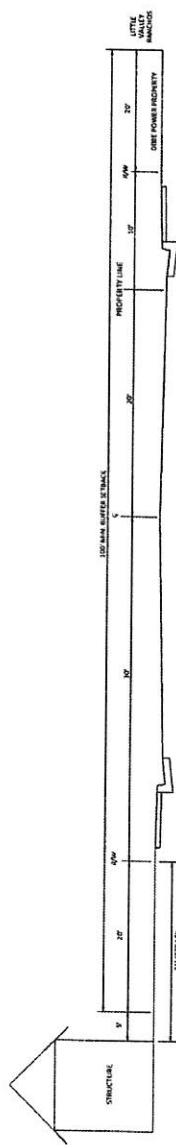
THE ARBORS  
PHASE 1  
LOCATED IN ST. GEORGE, UTAH

[illegible]

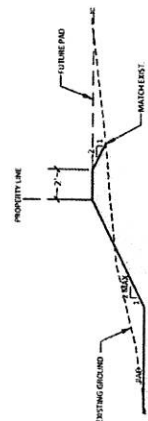
**90' ROW (3000 EAST) - TYPICAL SECTION**



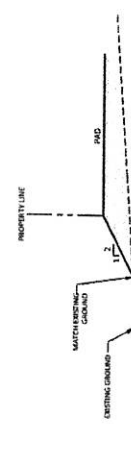
90' ROW (3000 EAST) - DECELERATION LANE SECTION



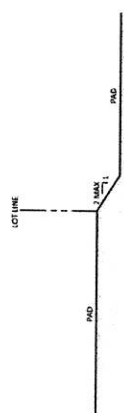
①



SECTION C  
N.T.S.



SECTION 8  
N.T.S.



SECTION A  
N.T.S.